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Estombar

Ref: SVP318

Charming SINGLE STOREY villa with 3 bedroom on the outskirts of Carvoeiro & Lagoa.
Just 5 minute drive into Lagoa and its amenities, 5 minutes to golf course and only 10 minutes to several lovely beaches.
The property has double glazing, underfloor heating/cooling (heat pump),HEATED POOL and GARAGE.

166sm	5960sm	3	2	NO

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Charming traditional Portuguese detached Villa, located close to Lagoa, set within a plot of 5.960m2 with lawns and pretty flower beds surrounding the house, a paved driveway leads to the garage. Beautiful gardens and very private pool area.

This single storey property comprises of an entrance hall, good size living room, dinning area, kitchen with pantry/ laundry room, 2 double bedrooms, bathroom and a en-suite bedroom.
All bedrooms have fitted wardrobes, and from all rooms there is access to the gardens and patios around the property.

The heated swimming pool is a good size and is surrounded by paved terraces, has lighting and is south facing.
The pool also has the option to be fenced in if you are staying at the villa with little children or when you rent out, it ensures the children not to have access to the pool.

Although in the countryside and very private this property has 2 neighbours nearby and a cafe at walking distance and is just 5 minutes drive to Lagoa and 10 minute drive to Carvoeiro and several beaches.

Features:
-Under floor heating and cooling with a heat pump system (400L boiler)
-Double glazing + fly-screens
-Garage 11x4 Mtrs
-Electric sun-blinds
-Heated pool + pool cover
-Borehole 120mtr
-cistern 8.000L
-water softener+filters
-automatic irrigation system

A message from the owner:
"The villa has been built as a holiday home in full use from the year 2000. The villa was built by a Belgian contractor living in Portugal and is furnished to our personal wishes, but easy to bring to your liking. Permanent occupation is also very good, as our neighbors do. The good thing about the location is that there are neighbours, but at such a distance that there is complete privacy.

At this villa we can sit outside on the terrace throughout the year, even in winter. There is little wind and the terrace is south facing so you always have sun.

The maintenance of the villa and garden has been handed over to a management desk, which means that during our stay there is no need to rush.

The whole family enjoys a lot, especially the location and the beautiful nature and tranquility there is; The children and grandchildren also enjoy a lot, especially because of the swimming pool, the delicious clean air in Portugal and the sun.

Due to its size, you can also walk in your own garden. You feel directly connected to nature. A large part of the garden remained as a natural garden, another part we have laid out as beautifully as possible; There is also a cactus garden. The garden is fully fenced. There are also special types of birds to observe especially the golden Oriole. In the garden we have created various seating areas where you can read, enjoy nature and sun or shade.

Within 10 minutes by car you are at the most beautiful of shops. Lagoa is only 15 minutes by bike.
The non-distant road brings you to Faro Airport within 40 minutes and gives you access to the entire Algarve.

The heating and cooling system goes through a modern heat pump installation and water comes from its own 120m deep well; It does not cost practically anything. The well water is also decalcified for soft water which prevents deposits on bathroom fixtures and equipment. We do not drink the water ourselves, but cook and wash this water. The local people do however drink this type of water. The garden is watered by a computer-irrigation system so that the grass remains green and the plants get enough water. There is TV via satellite and WIFI. Also a fixed telephone connection and burglary security with forwarding via GPS to the mailbox.

The villa is very maintenance-friendly as it has plastic frames with twisted windows and double glazed windows; Heatproof and soundproof. Painting on frames is therefore not necessary. The windows and doors are fitted with aluminium shutters th

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General details

- Year of construction: 1996
- Type: Attached
- View: Countryside views
- Pool: Private pool
- Outside area: Private garden, Terrace / Balcony, Roof terrace
- Water: Borehole, Cisterna
- Sewerage: Septic tank
- Furnished

Interior details

- Heating : Under floor heating (heat pump), Under floor heating
- Insulation: Double glazing
- Furniture: Furniture included
- Kitchen: Fully fitted , Microwave, Oven, Extractor fan, Dish washer, Hob (gas) , Fridge / freezer
- Bathroom(s): Bath, Bidet, Under floor heating
- Bedroom(s): Built-in wardrobes, Access to terrace
- Extras: Electric shutters, Mosquito nets
- Other areas: Storage / utility room
- Lay-out: Ground floor
- Energy certificate: D

Exterior details

- Pool: Heated, Private, Cover
- Outside area: Private garden, Roof terrace, Terrace / balcony, Automatic irrigation
- Parking: Garage
- Golf course: 5 min. by car
- Supermarket: 5 min. by car
- Health centre: 5 min. by car
- Airport: 60KM
- Ownership: Private ownership (On-shore)